

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In Re:	)	
	)	Bankruptcy Case
EAGLE PROPERTIES AND	)	No. 23-10566-KHK
INVESTMENTS LLC	)	
	)	Chapter 7
Debtor	)	

**TRUSTEE’S REPORT OF SALE**

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 07/10/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 580 W. Areba Ave, Hershey PA (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	08/09/2024
Property Sold:	580 W. Areba Ave, Hershey PA
Purchasers:	Annn Investment LLC
Purchase Price:	\$337,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	<b>\$83,479.03*</b>

Dated: 08/23/2024

Respectfully submitted,

/s/ H. Jason Gold  
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117  
PO Box 57359  
Washington DC 20037  
Chapter 7 Trustee

\*trustee received \$83,059.29 at closing, plus two refunds for tax and sewer escrow totaling \$419.74 received shortly after closing, for a net to estate of \$83,479.03

American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

Universal Settlement Services of PA  
ALTA Universal ID:  
1423 N Atherton Street  
2nd Floor  
State College, PA 16803

File No./Escrow No. : PA-24-1529  
Print Date & Time: August 8, 2024 12:34 pm  
Officer/Escrow Officer : Brandy McAulay  
Settlement Location : 1423 N Atherton Street, 2nd Floor  
State College, PA 16803  
  
Property Address: 580 W Areba Avenue  
Hershey, PA 17033  
  
Borrower: Annn Investment LLC  
818 Mountain View Street  
Harrisburg, PA 17112  
  
Seller: H. Jason Gold, Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and  
Investments LLC  
PO Box 57359  
Washington, DC 20037  
  
Lender: First Alliance Home Mortgage, LLC ISAOA/ATIMA  
  
Settlement Date: August 09, 2024  
Disbursement Date: August 09, 2024

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
		Lender Credits from First Alliance Home Mortgage, LLC ISAOA/ATIMA		45.00
	337,000.00	Sale Price of Property	337,000.00	
		Deposit		10,000.00
		Loan Amount		269,600.00
1,000.00		Realtor commission credit		1,000.00
		<b>Prorations/Adjustments</b>		
	524.86	City/Town Taxes 08/09/24 - 12/31/24	524.86	
	2,557.24	Assessments 08/09/24 - 06/30/25	2,557.24	
		<b>Loan Charges to First Alliance Home Mortgage, LLC ISAOA/ATIMA</b>		
		2.75% of Loan Amount (Points)	7,414.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Loan Charges to First Alliance Home Mortgage, LLC ISAOA/ATIMA (continued)</b>		
		Underwriting Fees	1,595.00	
		Appraisal Fee \$825.00 paid outside closing by Borrower		
		Credit Report	295.00	
		Flood Cert	18.00	
		Tax Service Fee	70.00	
		Prepaid Interest \$60.01 per day from 08/09/24 to 09/01/24 First Alliance Home Mortgage, LLC ISAOA/ATIMA	1,380.32	
		<b>Impounds</b>		
		Homeowner's Insurance to First Alliance Home Mortgage, LLC ISAOA/ATIMA 4.000 months at \$72.83/month	291.32	
		Property Taxes to First Alliance Home Mortgage, LLC ISAOA/ATIMA 7.000 months at \$118.28/month	827.96	
		2.000 months at \$243.86/month	487.72	
		Aggregate Adjustment to First Alliance Home Mortgage, LLC ISAOA/ATIMA		737.06
		<b>Title Charges and Escrow/Settlement Charges</b>		
		CPL to Fidelity National Title Insurance Company	125.00	
		Lender's Title Insurance to Universal Settlement Services of PA Coverage: 269,600.00 Disclosed Premium: 1,994.00	1,994.00	
		TIRBOP Endorsement 100 (Covenants, Conditions and Restrictions) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 300 (Mortgage Survey Exception) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 900 (Environmental Protection Lien - Residential) to Universal Settlement Services of PA	100.00	
150.00		Deed Prep to The Nittany Group		
		Owner's Title Insurance to Universal Settlement Services of PA Coverage: 337,000.00 Disclosed Premium: 381.90	381.90	
30.00		Tax Cert Fee to Universal Settlement Services of PA		
100.00		Title Search Fee to Universal Settlement Services of PA		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
30.00		Wire Fee - Payoff to Universal Settlement Services of PA		
		<b>Commissions</b>		
9,110.00		Commission - Listing Agent to Century 21 New Millennium		
8,425.00		Commission - Selling Agent to Prime Realty Services		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to Dauphin County Recorder of Deeds	307.50	
1,685.00		Transfer Tax to Dauphin County Recorder of Deeds	1,685.00	
1,685.00		Transfer Tax to Dauphin County Recorder of Deeds	1,685.00	
		<b>Payoff(s)</b>		
217,182.51		Payoff of First Mortgage Loan to Fulton Bank Loan Payoff 191,468.68 Additional Interest From: 4,783.54 08/10/24 Through: 08/09/24 @ 0.000000 Per Diem Late charges 803.04 Legal Fees 20,000.00 Satisfaction Fees 127.25 Total Payoff <u>217,182.51</u>		
		<b>Miscellaneous</b>		
		Homeowner's Insurance Premium to Steadily Insurance Agency 12 months	874.00	
6,593.62		2021 & 2022 delinquent taxes to Dauphin County Tax Claim		
1,419.45		2024 county/twp taxes to Dauphin County Treasurer		
2,862.23		2024-2025 school taxes to Dauphin County Treasurer		
10,110.00		326(a) Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
		Attorney Title Exam Fee to RL Title and Escrow, Inc.	150.00	
16,850.00		Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
600.00		Delinquent and Final Sewer and Stormwater Escrow to Derry Township Municipal Authority		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Miscellaneous (continued)		
1,000.00		Expense Reimbursement to to RealMarkets		
5,000.00		Funds Held by Trustee to H. Jason Gold, Bankruptcy Trustee of The Bankruptc		
150.00		Settlement and Closing Fee to RL Title and Escrow, Inc.	895.00	
Seller			Borrower	
Debit	Credit		Debit	Credit
283,982.81	340,082.10	Subtotals	360,858.82	281,382.06
		Due from Borrower		79,476.76
56,099.29		Due to Seller		
340,082.10	340,082.10	Totals	360,858.82	360,858.82

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Universal Settlement Services of PA to cause the funds to be disbursed in accordance with this statement.

Borrower


Annn Investment LLC

BY: \_\_\_\_\_

Seller

H. Jason Gold, Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and Investments LLC

BY: H. Jason Gold, Trustee  08/08/2024 06:35 PM EDT

  
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 Brandy McAulay  
 Escrow Officer